

# CASE STUDY: HISTORIC REHABILITATION

ACQUIRED: 2000  
SIZE: 7,500 SF

2000 OCCUPANCY: 77%  
CURRENT OCCUPANCY: 100%

PRICE: \$1,225,000



## BACKGROUND

300 and 302 South State Street are at the center of one of Ann Arbor's most beloved historic districts. For decades, exterior maintenance had been almost completely ignored and 300 South State was beginning to collapse from the weight of the bookstore on the second floor - a decades-old tenant. City officials were considering condemnation.

## THE CHALLENGE

To renovate two historic buildings while maintaining existing tenants and performing major structural upgrades without disrupting the second-floor bookstore.

## OUR IMPACT

Oxford led a team of contractors, architects, and engineers to work with building officials, existing tenants, and the City of Ann Arbor Historic District Commission. The team completely restored the exterior brick, re-built the first floor façade, replaced windows, and gutted and replaced the interior of 300 South State without the second-floor tenant ever having to close its doors to the public.

## THE OUTCOME

The bookstore eventually relocated and the interior of 300 South State was completely gutted and re-built to house the first Potbelly Sandwich Shop in Michigan. The value of the project and the equity in it doubled. To top it off, the beautiful rehabilitation of the exterior led to a commendation from the Historic District Commission for an excellent job of historic preservation!

